

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, May 11, 2017
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes from the regular meeting of April 13, 2017.
- III. Public Hearings
 - a. **Hearing, Case 2017-08:** Staff-initiated request to rezone several parcels to Form Based Code, Urban Residential Context Area.
 - b. **Hearing, Case 2017-09:** Staff-initiated request to rezone several parcels to R-2, Single Family Medium Density Residential District.
 - c. **Hearing, Case 2017-10:** Staff-initiated request to rezone several parcels to R-3, Single Family High Density Residential District.
 - d. **Hearing, Case 2017-11:** Staff-initiated request to rezone 311, 317, 329, 331 and 335 W Muskegon Ave and 1138 4th St from RT, Two Family Residential District to Form Based Code, Urban Residential Context Area.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Meisch, City Clerk
933 Terrace Street
Muskegon, MI 49440
(231) 724-6705

TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

STAFF REPORT

May 11, 2017

SUMMARY

1. All of the requests this month pertain to the smaller lot zoning and expansion of the Form Based Code, Urban Residential Context Area that we have been discussing for the past six months.
2. Please see the enclosed zoning maps that depict which parcels will be rezoned and their proposed new zoning designation. Each rezoning request has two maps, one with blank parcels (easier to identify location) and one that shows the current zoning (somewhat harder to identify).
3. The Zoning and Enabling Act does not require personal mail notifications for rezonings if it is for 11 or more contiguous parcels. The first three hearings at this meeting all contain at least 11 contiguous parcels, so personal mail notices were not sent. Case 2017-11 has only six contiguous parcels, so personal mail notices were sent to the property owners. Staff received one call regarding case 2017-11 from a property owner requesting more information. Staff relayed the information and was not contacted again.
4. Over the past six months, staff held two public workshops and discussed these plans in depth with the Neighborhood Associations.
5. Please see the chart below that describes the development standards in R-2 and R-3 zones. Also see the enclosed Form Based Code excerpt that describes the development standards for the Urban Residential Context Area.
6. Staff studied each block and determined that if a majority of the parcels on a block had between 30-39 feet of road frontage, that block would be rezoned to R-3. If a block had a majority of its parcels with road frontage between 40-49 feet, it would be rezoned R-2. Blocks with a majority of parcels with road frontage 50+ feet will stay with the R-1 zoning.

Development Standards

| | R-1 | R-2 | R-3 |
|---|---|---|---|
| Minimum Lot Size | 6,000 sf | 4,000 sf | 3,000 sf |
| Minimum Lot Width | 50 ft | 40 ft | 30 ft |
| Maximum Lot Coverage | Buildings: 50% Pavement: 10% | Buildings: 60% Pavement: 15% | Buildings: 70% Pavement: 20% |
| Height Limit* | 2 stories or 35 feet** | 2 stories or 35 feet** | 2 stories or 35 feet** |
| Front Setbacks*** | Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 15 feet | Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 10 feet | Expressway/Arterial Street: 30 ft Collector/Major Street: 25 ft Minor Street: 10 feet |
| Rear Setback | 30 ft | 20 ft ^ | 15 ft^ |
| Side Setbacks#: | 1 story: 6 2 story: 8 | 1 story: 6 2 story: 7 | 1 story: 5 2 story: 5 |
| Ordinary High Water Mark /Wetland Setback | 30 ft | 30 ft | 30 ft |

MOTIONS FOR CONSIDERATION

1. I move that the request to rezone the parcels to Form Based Code, Urban Residential, as described on the map be recommended for (approval/denial) to the City Commission.
2. I move that the request to rezone the parcels to R-2, Single Family Medium Density Residential District, as described on the map be recommended for (approval/denial) to the City Commission.
3. I move that the request to rezone the parcels to R-3, Single Family High Density Residential District, as described on the map be recommended for (approval/denial) to the City Commission.
4. I move that the request to rezone 311, 317, 329, 331 and 335 W Muskegon Ave and 1138 4th St from RT, Two Family Residential District to Form Based Code, Urban Residential be recommended for (approval/denial) to the City Commission.